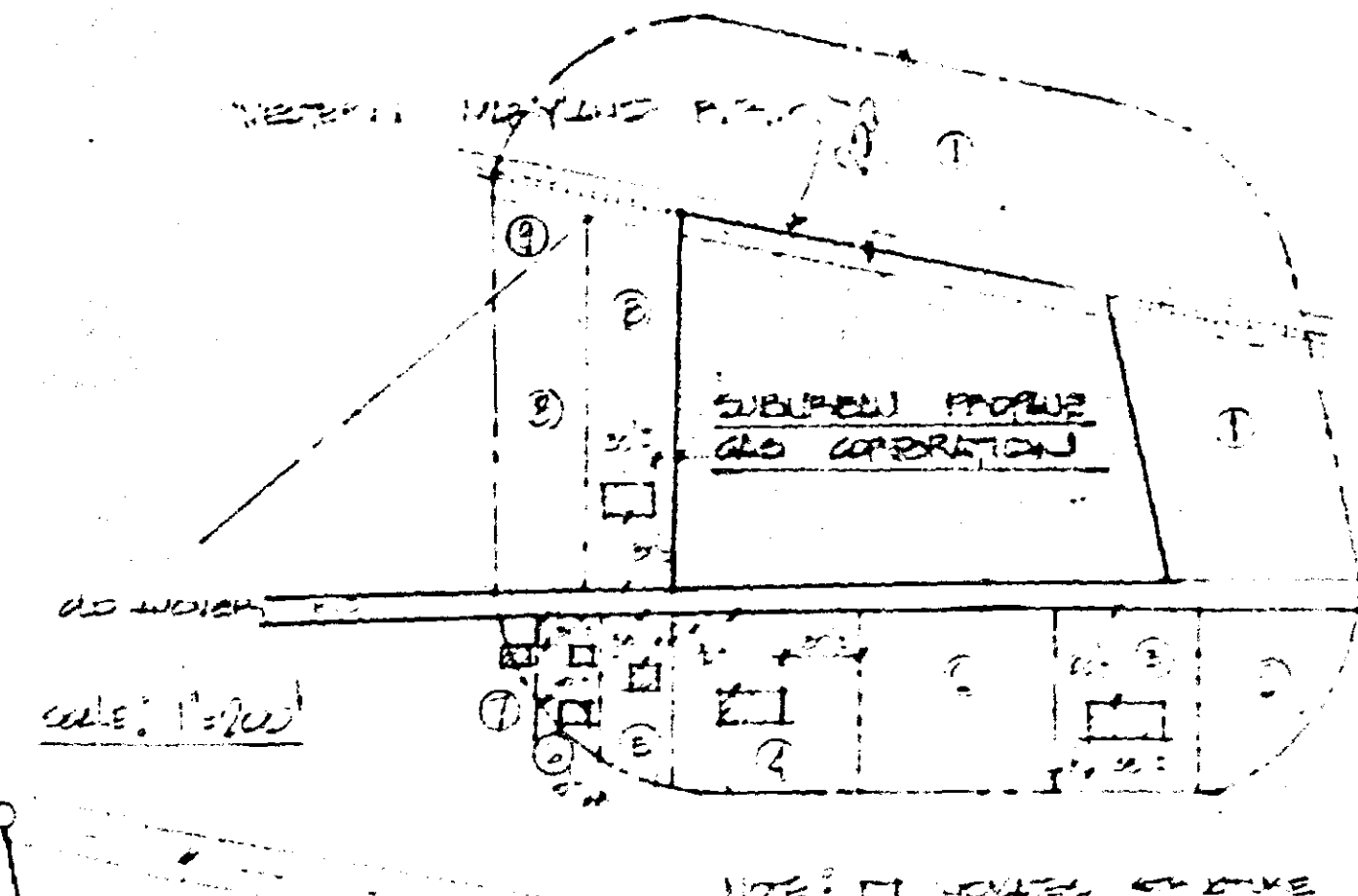


NAME

1	HAROLD J. ALMAN
2	CLARENCE G. KATHLEEN SWEET
3	HAROLD W. FRANKS JR.
4	EDWARD P. PATTY L. COWELL
5	BETTY LEO GEORGE JOSEPH
6	HELEN P. CAROL T. CRONE
7	HOLDS L. ALLEN
8	CLAY D. B. KENNEY
9	CLARENCE D. SYLVIA HEITZEL



ERIKS ALLEN

OFFICE - 200-24 FIVE/2007

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第 6 章

TOTAL CHARGE RECEIVED = 101  
TOTAL CHARGE PAID = 73

100

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3-11-68

11-11-68

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11-11-68

1942

4. EXPLANATION OF THE RESULTS

\* NOTE: SEE REVISION CLK

72-1114 700 12

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SECRET

13

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*[Handwritten signature]*

100-44361-100

12/12/17

1000

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**Suburban  
Propane**

SUBURBAN PROPANE GAS CORP - WHIPPANY, N.J.

1

\_\_\_\_\_

SITE PLAN  
Scale: 1"=20'

RAT TO ACCOMPANY SPECIAL LEARNING AND VIBRANT LEARNING



# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, SUBURBAN PROPANE GAS CORPORATION, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an interpretation as to whether an operating tank truck loading riser (loading area for gas), proposed gas storage tanks and charging room, and a proposed garage for routine maintenance of company-owned vehicles should be allowed to be rebuilt or relocated within 100' of any residential zone boundary surrounding this property.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

SUBURBAN PROPANE GAS CORPORATION  
By: JOHN R. KUKUCKA, Vice President  
Engineering, Eastern Division  
Legal Owner

Contract Purchaser  
Address: P. O. Box 206, Rte. 10  
Whippany, New Jersey 07981

Petitioner's Attorney  
Address: 406 Jefferson Building  
Towson, MD 21204, 828-7100

Protestant's Attorney  
Address: 406 Jefferson Building  
Towson, MD 21204, 828-7100

ORDERED By the Zoning Commissioner of Baltimore County, this 20th day of May, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that newspapers of general circulation in Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of July, 1980, at 10:00 o'clock A.M.

at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, SUBURBAN PROPANE GAS CORPORATION, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.2 (243.1) to permit front yard setbacks of 50' for the proposed office and 60' for the proposed garage and 12' for the proposed water storage tank all in lieu of the required 75' Section 255.2 (243.2) to permit sideyard setback of 10' in lieu of the required 50' for the proposed water tank of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Petitioner's facilities were damaged or destroyed by fire. Plans for the rebuilding and relocation of the structures were closely reviewed by fire department officials. The variances for the buildings are necessary to maintain appropriate distances between buildings for safety purposes. The variances for the water tower are necessary to permit placement at a location which serves petitioner's property and other properties in the community as requested by the fire department. Denial of the variances would severely limit the safe and effective use of petitioner's property for its ongoing business.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

SUBURBAN PROPANE GAS CORPORATION  
By: JOHN R. KUKUCKA, Vice President  
Engineering, Eastern Division  
Legal Owner

Contract purchaser  
Address: P. O. Box 206, Rte. 10  
Whippany, New Jersey 07981

Petitioner's Attorney  
Address: 406 Jefferson Building  
Towson, MD 21204, 828-7100

Protestant's Attorney  
Address: 406 Jefferson Building  
Towson, MD 21204, 828-7100

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of May, 1980 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of July, 1980, at 10:00 o'clock A.M.

at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

# BALTIMORE COUNTY

# ZONING PLANS

# ADVISORY COMMITTEE



# PETITION AND SITE PLAN

# EVALUATION COMMENTS

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204

Chairman  
Nicholas B. Commodari

Members  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Robert J. Ryan, Esquire  
406 Jefferson Building  
Towson, Maryland 21204

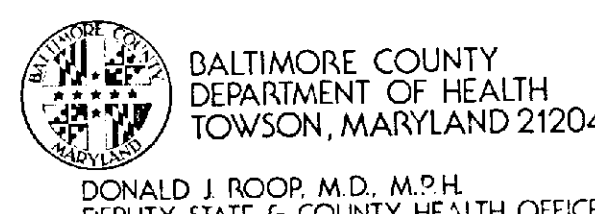
RE: Item No. 222  
Petitioner - Suburban Propane Gas Corporation  
Variance and Special Exception Petitions

Dear Mr. Ryan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, presently zoned Manufacturing, Light (M.L.), is located on the northwest side of Old Hanover Road, approximately 1,350 feet northeast of Hanover Road, and is improved with the facilities of the Suburban Propane Gas Company. Adjacent properties surrounding this site are zoned R.C.2 and are improved with dwellings to the east across Old Hanover Road and to the south immediately abutting the subject property, while vacant land exists immediately to the north and northeast.

This combination hearing originates as a result of your client's proposal to relocate a number of structures that are existing within 100 feet of the residentially zoned property surrounding this site. In order to determine whether these uses are permitted within this area, it was decided a Special Hearing should be requested. In addition, the Variance are required in order to permit these structures to be located closer to the property line than allowed.



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

July 12, 1980

Mr. William R. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #222, Zoning Advisory Committee Meeting on May 20, 1980, are as follows:

Property Owner: Suburban Propane Gas Corp.  
Location: NW/4 Old Hanover Rd. 1350' NE Hanover Rd.  
Existing Zoning: M.L.  
Proposed Zoning: Variance to permit a front setback of 50' for the proposed office, 60' for the proposed garage and 12' for the proposed water storage tank all in lieu of the required 75'; permit a side setback of 10' in lieu of the required 50' for the proposed water tank. Special Hearing for an interpretation as to whether an operating tank truck loading riser (loading area for gas), proposed gas storage tanks and charging room, and a proposed garage for routine maintenance of company owned vehicles should be allowed to be rebuilt or relocated within 100' of any residential zone boundary surrounding the property.  
Acres: 3.99  
District: 4th  
Previous Case: 75-191-R (Item No. 10, Cycle 8)

The proposed structures will be served by an existing sewage disposal system. The septic system appears to be functioning properly and these buildings will not interfere with the location of the sewage disposal system.

The proposed structures will also be served by an existing drilled well which is in good physical condition.

Very truly yours,

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJP/mw

Suburban Propane Gas Corp.  
Page Two

In response to the comment from the Department of Permits and Licenses, I had Mr. David Kehne discuss this matter with Mr. Ted Burnham, and he indicated that this would present no problem. A letter verifying this fact is included within this file.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
Chairman  
Zoning Plans Advisory Committee

NBC/st

Enclosures

cc: Mr. David L. Kehne  
Stan Ryder, Jr. & Assoc., Architects  
P.O. Box 258  
Owings Mills, Maryland 21117



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

June 19, 1980

Mr. William R. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #222 (1979-1980)  
Property Owner: Suburban Propane Gas Corp.  
W/4 Old Hanover Rd. 1350' W/E Hanover Rd.  
Existing Zoning: M.L.  
Proposed Zoning: Variance to permit a front setback of 50' for the proposed office, 60' for the proposed garage and 12' for the proposed water storage tank all in lieu of the required 75'; to permit a side setback of 10' in lieu of the required 50' for the proposed water tank. Special Hearing for an interpretation as to whether an operating tank truck loading riser (loading area for gas), proposed gas storage tanks and charging room, and a proposed garage for routine maintenance of company owned vehicles should be allowed to be rebuilt or relocated within 100' of any residential zone boundary surrounding the property.  
Acres: 3.99 District: 4th  
Previous Case: 75-191-R (Item No. 10, Cycle 8)

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in connection with the Zoning Advisory Committee review of this property for Item 10 of Zoning Cycle VIII (October 1974-April 1975), No. 75-191-R, remain valid and are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 222 (1979-1980).

Very truly yours,

Ellsworth N. Diver, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss  
X-NE Key Sheet  
77 NW 41 Pos. Sheet  
NW 20 K Topo  
39 Tax Map

Baltimore County, Maryland  
Department of Public Works  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204

Bureau of Engineering  
ELLSWORTH N. DIVER, P.E., CHIEF

October 23, 1974

Mr. S. Eric DiMenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #10 (Cycle VIII - October 1974 - April 1975)

Property Owner: Suburban Propane Gas Corporation  
W/4 of Old Hanover Rd., 1350' W/E of Hanover Pike  
Existing Zoning: R.C.D.P.  
Proposed Zoning: M.L.  
No. of Acres: 2.550 District: 4th

Dear Mr. DiMenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Old Hanover Road is an existing County road which shall ultimately be improved with a 40-foot curbed paving cross-section on a 60-foot right-of-way. Highway improvements and dedication of the necessary highway widening will be required in connection with the development of this site.

Storm Drains:

This property drains toward the Western Maryland Railroad; therefore, any drainage requirements will be subject to the Western Maryland Railroad review and/or approval.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Sediment Control:

Sediment control drawings will be necessary for review and approval prior to the issuance of any grading or building permits.



Pursuant to the advertisement, posting of property, and public hearing on the Petition for Special Hearing and it appearing that by reason of the following finding of facts that:

1. The property was used as a propane distribution site by Phillips Petroleum Company as early as 1928 and by Suburban Propane since 1945.
2. Additional property was acquired and rezoned to M.L. in 1974.
3. In June, 1979, a fire destroyed the office building and the company vehicle service facilities; however, the fire damage was not extensive enough to terminate the non-conforming use of the property.
4. The site plan submitted with this Petition, dated July 6, 1979, was prepared by Suburban Propane in cooperation with the Baltimore County Fire Department.

and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of September, 1980, that the reconstruction or relocation of an operating tank truck loading riser (loading area for gas), proposed gas storage tanks and charging room, and proposed garage for routine maintenance of company-owned vehicles within 100 feet of any residential zone boundary surrounding the subject property, in accordance with the site plan dated July 6, 1979, as requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. A storage area for propane cylinders shall be designated so as not to block access and shall be maintained free of debris.
2. The water tank must be filled by trucking not by on-site wells.
3. Any lighting fixtures used to illuminate the site shall be located and arranged so as to reflect the light away from residential lots.
4. A revised site plan must be submitted, incorporating the above restrictions, and approved by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

*Jan M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County

the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,  
IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of September, 1980, that the herein Petition for the Variance(s) to permit front yard setbacks of 50 feet for the proposed office, 60 feet for the proposed garage, and 12 feet for the proposed water storage tank, in lieu of the required 75 feet, and a side yard setback of 10 feet in lieu of the required 50 feet for the proposed water tank should be and the same is GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the accompanying Special Hearing Order.

*Jan M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.  
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

Item #10 (Cycle VIII - October 1974 - April 1975)  
Property Owner: Suburban Propane Gas Corporation  
Page 2  
October 23, 1974

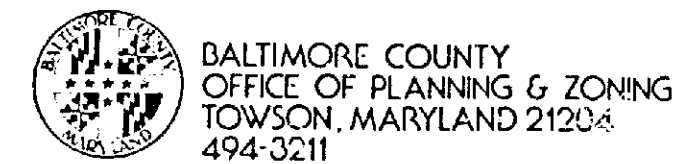
#### Water and Sanitary Sewers

Public water and sewer are not available to serve this site; therefore, private water and sewerage facilities will be required and subject to the Baltimore County Plumbing Code and Health Department requirements.

Very truly yours,  
*Ellsworth N. Diver*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:HAM:MEC:cs

X-NE Key Sheet  
77 NW L1 Pos. Sheet  
NW 20 X Topo  
39 Tax Map



JOHN D. SEYFFERT  
DIRECTOR

July 2, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #222, Zoning Advisory Committee Meeting, May 20, 1980, are as follows:

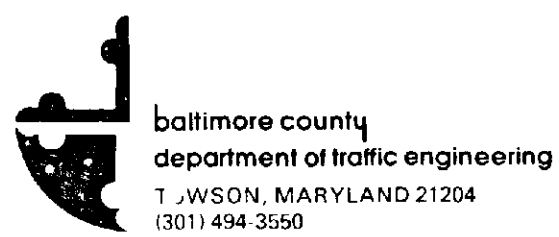
Property Owner: Suburban Propane Gas Corp.  
Location: NW/S Old Hanover Rd. 1350' NE Hanover Rd.  
Acres: 3.99  
District: 4th

This office has reviewed the subject petition and offers the following comment. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development



STEPHENE COLLINS  
DIRECTOR

June 12, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 222 - ZAC - May 20, 1980  
Property Owner: Suburban Propane Gas Corp.  
Location: NW/S Old Hanover Rd. 1350' NE Hanover Rd.  
Existing Zoning: M.L.  
Proposed Zoning: Variance to permit a front setback of 50' for the proposed office, 60' for the proposed garage and 12' for the proposed water storage tank all in lieu of the required 75'; to permit a side setback of 10' in lieu of the required 50' for the proposed water tank. Special Hearing for an interpretation as to whether an operating tank truck loading riser (loading area for gas), proposed gas storage tanks and charging room, and a proposed garage for routine maintenance of company owned vehicles should be allowed to be rebuilt or relocated within 100' of any residential zone boundary surrounding the property.  
Acres: 3.99  
District: 4th  
Previous Case: 75-191-R (Item No. 10, Cycle 8)

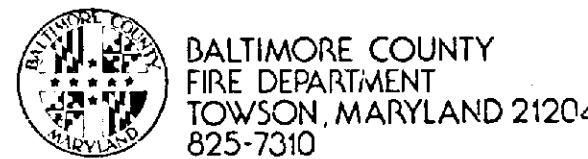
Dear Mr. Hammond:

No traffic engineering problems are anticipated by the requested variance.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Engineer Associate II

MSF/hmd



PAUL H. REINCKE  
CHIEF

June 18, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Suburban Propane Gas Corp.

Location: NW/S Old Hanover Road 1350' NE Hanover Road

Item No: 222 Zoning Agenda Meeting of May 20, 1980

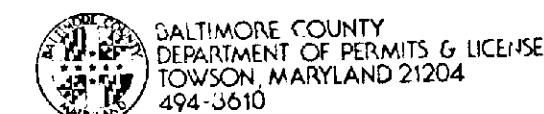
Centlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *SP*  
Planning Group  
Special Inspection Division

Noted and Approved: *George M. Negandell*  
Fire Prevention Bureau



TED ZALESKI JR.  
DIRECTOR

June 2, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #222 Zoning Advisory Committee Meeting, May 20, 1980 are as follows:

Property Owner: Suburban Propane Gas Corporation  
Location: NW/S Old Hanover Road 1350' NE Hanover Road  
Existing Zoning: M.L.  
Proposed Zoning: Page 2

Acres: 3.99  
District: 4th  
Previous Case: 75-191-R (Item No. 10, Cycle 8)  
The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- A building/ \_\_\_\_\_ permit shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'-0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

SPECIAL NOTE: X 1. Comments - Please review distance and other limitations of Section 400.9, B.O.C.A. 1975 - See also Table 406

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.  
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,  
*Charles E. Burham*  
Charles E. Burham, Chief  
Plans Review

CEB:rrj

Comments on Item #222 (Continued)

Proposed Zoning: Variance to permit a front setback of 50' for the proposed office, 60' for the proposed garage and 12' for the proposed water storage tank all in lieu of the required 75'; to permit a side setback of 10' in lieu of the required 50' for the proposed water tank. Special Hearing for an interpretation as to whether an operating tank truck loading riser (loading area for gas), proposed gas storage tanks and charging room, and a proposed garage for routine maintenance of company owned vehicles should be allowed to be rebuilt or relocated within 100' of any residential zone boundary surrounding the property.



# BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 15, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: May 20, 1980

RE: Item No: 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

Although the term "residential zone" does not appear to be specifically defined in the Zoning Regulations, the meaning of the term can be determined by a review of Section 100.3A which specifically refers to residential zones and zoning classifications as those which are currently designated D.R. 1 through D.R. 16. It is also obvious that the R.A.E. 1 and 2 zones are residential zones. It is also arguable that the R.C. 5 (Resource Conservation-Rural-Residential) is a "residential zone".

It is not a proper interpretation of the Zoning Regulations to refer to an R.C. 2 zone as residential. The agricultural use designated for that zone is clearly of a commercial nature. The fact that a residential use is permitted, or even the existence of a residential use, does not make it a "residential zone". The regulations concerning the B.L. (Business, Local) zone, which is clearly a commercial designation, specifically permit residential uses. (See Section 230.1). The potential for residential use, however, does not make the B.L. zone a "residential zone". Section 230.1 indicates that a B.L. zone would be differentiated from a "residential zone" immediately adjoining that zone.

The analogy between the B.L. zone and the R.C. 2 is obvious. Each is designated for commercial or industrial use. Residential use is permitted in each of these zoning classifications. Neither R.C. 2 nor B.L., however, is a "residential zone" as this term is used in the Baltimore County Zoning Regulations.

Based on this review of the Zoning Regulations involved, one must conclude that the provisions of Section 253.4 are not applicable to the Suburban Propane site plan which is under consideration at this time. Suburban Propane requests that the Deputy Zoning Commissioner review the Zoning Regulations and determine that the R.C. 2 zone is not a "residential zone" within the meaning of Section 253.4, and that, as a consequence, the one hundred foot setback provision contained in that paragraph is inapplicable to the Suburban Propane property.

A denial of the request for approval of the site plan will prevent the movement of some of the gas transfer facilities of their present locations. For instance, the present operating

IN RE: Position For variances and Special Hearing NW/S of Old Hanover Road, 350' NE of Hanover Road \* BEFORE THE DEPUTY ZONING COMMISSIONER \* FOR BALTIMORE COUNTY, \* MARYLAND \* Petitioner: SUBURBAN PROPANE GAS CORPORATION \* Petition No. 81-22-ASPH

## PETITIONER'S MEMORANDUM

SUBURBAN PROPANE GAS CORPORATION ("Suburban Propane") has requested the approval of a site plan showing the reconstruction and relocation of buildings and facilities on its 3.99 acre parcel of ground on Old Hanover Road, Baltimore County, Maryland. Suburban Propane has owned the property and operated a propane distribution site on the premises since 1945. Prior to that, the property was owned and used as a fuel distribution site by Phillips Petroleum Company. The use dates back to approximately 1928.

In June of 1979 a fire on the property destroyed the office building and company vehicle service facility, and damaged other structures and facilities. Plans for the reconstruction and relocation of the facilities were prepared by Suburban Propane in close cooperation with representatives of the Fire Prevention Bureau of the Baltimore County Fire Department. Those plans resulted in the site plan which was submitted to the Zoning Office for its review.

Representatives of the Zoning Office advised Suburban Propane that it would be necessary to seek variances for the setbacks for the proposed office, the service building, and the water tank. In addition, they requested Suburban Propane to request a special hearing to request an interpretation of the applicability of Section 253.4 of the Zoning Regulations to the proposed plan. In compliance with the request of the zoning officials, Suburban Propane filed the two petitions which were before the Deputy Zoning Commissioner for a hearing on July 17, 1980. At the hearing, Suburban Propane offered testimony from two employees of the company, two representatives of the Fire Department, and a privately-employed architect. The witnesses explained the plan and the necessity for

truck fill riser is located within ten feet of the western boundary of the Suburban Propane property. Under the revised site plan, that facility will be moved to be fifty-one feet from the western boundary of the property. The relocation of this riser will improve the operational capabilities of the premises, and improve the safety margin for both on-site and off-site buildings and facilities.

## SITE PLAN MODIFICATIONS

Two requests have been made in connection with the zoning review. The division of Current Planning and Development has asked that some details of landscaping be submitted to and approved prior to approval of the building permits. Representatives of Suburban Propane stated at the hearing that those plans would be submitted for approval.

The Deputy Zoning Commissioner requested that an area be shown on the site plan for the temporary storage of cylinders during the summer season when the cylinders are on site. This area will be designated on the site plan provided that the provisions of Section 253.4 are held to be inapplicable. It is not possible to relocate the temporary storage of the cylinders within the envelope created by the one hundred foot setback lines.

The representative from the Fire Department stated that the empty cylinders could safely be stored as close as ten feet from a structure. The Fire Department requested that the cylinders be stored in an area that was free from debris and other inflammable objects for purposes of control and fire prevention. The storage areas currently used are on the parts of the macadam parking lot areas which are not needed for parking during the summer. Those areas will be completely shielded from public view by slatted fence on the east side and landscaping on the front side of the property. In addition, they will be located to the rear of the water tower which will further obstruct the view of persons using Old Hanover Road. With the screening and the landscaping, the cylinders will not be an aesthetic or safety problem when temporarily stored in the areas presently used for storage. It should be noted, also, that the members of the public who had notice of the

the location of the structures and facilities as shown on the proposed site plan. Two neighbors residing near the Suburban Propane facility came to the hearing. One participated in the hearing. The major concern was the source of the water to fill the one hundred fifty thousand (150,000) gallon storage tank. Suburban Propane's witnesses testified that the water would be brought to the storage tank by truck, and would not be drawn from local wells. The neighborhood participant was satisfied with that response and indicated that she in no way protested or objected to the development plans of Suburban Propane, and stated that Suburban Propane was a good neighbor in the community. Fire Department officials emphatically stated that the site plan met or exceeded all of the standards for a propane distribution center. Based upon the testimony presented, Suburban Propane requests that the front and sideyard variances for the office building, service facility, and water storage tank be approved, and that the site plan as a whole be approved with the minor modifications referred to in this memorandum.

## FRONT AND SIDEYARD VARIANCES

The testimony indicated that the locations of the office and the company-owned vehicle service facility, as shown on the site plan, were developed in close cooperation with the fire officials. The principal consideration in determining the location was the separation of the buildings, structures, and propane distribution points within the site plan. A picture of the former location of the structures was introduced as Petitioner's Exhibit "B". Superimposed upon the picture was the proposed location in accordance with the site plan. From this exhibit it can be readily observed that the proposed location of the buildings and facilities will comply with the Fire Department's concerns for the dispersal of the buildings on the property, and at the same time will improve the layout and appearance of the property as observed by other members of the community. The layout, as shown on the site plan, will also improve the on-site traffic flow and use of the facility. The proposals for landscaping and slatting of the surrounding fences will screen most of the company operations from the view of persons in that area. The proposed water tank location was

Suburban Propane hearing made no comment or objection concerning the temporary storage site of the cylinders.

## CONCLUSION

Suburban Propane Gas Corporation requests that the front and sideyard variances which it has requested be approved, and that the site plan, as modified in accordance with this memorandum, be approved so that development plans can be completed and building permits obtained for construction in accordance with the site plan.

Respectfully submitted,

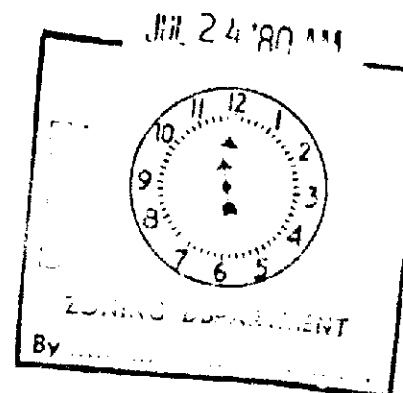
*Robert J. Ryan*  
ROBERT J. RYAN  
406 Jefferson Building  
Towson, Maryland 21204  
828-7100

Attorney for Suburban Propane Corporation

## CERTIFICATE OF MAILING

I HEREBY CERTIFY that on this 24th day of July, 1980, I mailed a copy of the foregoing Petitioner's Memorandum to John W. Hessian, III, Esquire, People's Counsel for Baltimore County, Room 223, Court House, Towson, Maryland 21204.

*Robert J. Ryan*  
ROBERT J. RYAN



requested by the Baltimore County Fire Department to give access for community fire fighting. It is the Petitioner's firm belief that the proposed front and sideyard variances are in the best interest of Suburban Propane and in the best interest of the members of the community.

## SPECIAL HEARING

As stated above, Suburban Propane filed a Petition For a Special Hearing at the request of representatives of the Zoning Office.

Suburban Propane contends that the cited regulation is not applicable to the location of buildings or other facilities on the subject property.

Section 253.4 of the Zoning Regulations reads, in the parts relevant to this hearing, as follows:

"Within one hundred feet of any residential zone boundary or the right of way of any street abutting such a boundary, . . . there shall be permitted only passenger-automobile accessory parking and those uses permitted in M.R. zones, as limited by the use regulations in Section 241." (emphasis added)

The key language in this section is "residential zone".

The property surrounding the Suburban Propane site on all four sides is zoned R.C. 2 (Resources Conservation-Agricultural). This zone was established by Bill No. 98-75. The provisions were recently amended by Bill No. 178-79.

Section 1A01.1 of Bill No. 98-75 set forth the legislative statements of findings concerning this zone classification. It specifically refers to the desire to use this zone to maintain agricultural industry in those parts of Baltimore County with productive agricultural soil types. It is clear from the restrictions contained in Bill No. 98-75 that residential use was severely limited. Bill No. 178-79 imposed even more severe limitations on residential development (See Section 1A01.3B).

Although residential use is permitted in the R.C. 2 zone, it is clear from the agricultural designation of the zone and the description of the purposes for the zone that it is not a "residential zone". It is an agricultural zone.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
PETITION FOR SPECIAL HEARING  
NW/S of Old Hanover Rd., 350'  
NE of Hanover Rd., 4th District : OF BALTIMORE COUNTY

SUBURBAN PROPANE GAS : Case No. 81-22-ASPH  
CORPORATION, Petitioners

\*\*\*\*\*

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel

*John W. Hessian, III*  
John W. Hessian, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 3rd day of July, 1980, a copy of the foregoing Order was mailed to Robert J. Ryan, Esquire, 406 Jefferson Building, Towson, Maryland 21204, Attorney for Petitioners.

*John W. Hessian, III*  
John W. Hessian, III



# SUBURBAN PROPANE

Eastern Division, Box 206, Whippany, New Jersey 07981  
Telephone: 201-887-6300 / Telex: 136433 SUBPRO V19V

## LAND DESCRIPTION OF REISTERSTOWN, MD

The entire tract of land owned by Suburban Propane Gas Corp. lying and being in the Fourth Election District of Baltimore County, State of Maryland, and described as follows:

BEGINNING for the same at a point in or near the center line of the present roadbed of Old Hanover Road at the end of the South 42 degrees, 20 minutes East, 400 foot line in a Deed from Phillips Petroleum Company, Inc. to Suburban Propane Gas Corp., dated December 22, 1945, recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1438 Folio 237 etc., said beginning point also being 1350+ feet from the center of the present roadbed of Route 30 (Hanover Road);

THENCE continuing North 42 degrees, 50 minutes 53 seconds West, a distance of 400.00 feet to the center of the track of the Baltimore and Hanover division of the Western Maryland Railway;

THENCE along the center of said track North 57 degrees, 22 minutes East, a distance of 467.80 feet;

THENCE South 56 degrees, 20 minutes East, a distance of 308.55 feet to the center of said Old Hanover Road;

THENCE South 45 degrees, 39 minutes, 30 seconds West, a distance of 196.30 feet;

THENCE South 45 degrees, 07 minutes, 40 seconds West, a distance of 336.30 feet to the place of beginning, containing 3.99 acres more or less.

MDX-4/29/80

## PETITION FOR VARIANCES AND SPECIAL HEARING

4th District

ZONING: Petition for Variances and Special Hearing

LOCATION: Northwest side of Old Hanover Road, 350 feet Northeast of Hanover Road

DATE & TIME: Thursday, July 17, 1980 at 10:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit front yard setbacks of 50 feet for the proposed office and 60 feet for the proposed garage, and 12 feet for the proposed water storage tank, all in lieu of the required 75 feet and to permit side yard setback of 10 feet in lieu of the required 50 feet for the proposed water tank and Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an interpretation as to whether an operating tank truck loading riser (loading area for gas), proposed gas storage tanks and charging room, and a proposed garage for routine maintenance of company-owned vehicles should be allowed to be rebuilt or relocated within 100 feet of any residential zone boundary surrounding this property

The Zoning Regulations to be excepted as follows:

Section 255.2 (243.1 & 243.2) - Area Regulations, front yard setback and side yard setbacks

All that parcel of land in the Fourth District of Baltimore County

Being the property of Suburban Propane Gas Corporation, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, July 17, 1980 at 10:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HANCOCK  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

Baltimore County  
Fire Department  
TOWSON, MARYLAND 21204  
(301) 225-7510

DATE: November 26, 1979

Paul H. Reinecke  
CHIEF

Stan Ryder, Jr. & Associates  
P.O. Box 238  
Cwings Mills, Maryland 21117

RE: Permit #: 22160  
Control #: C-1386-79  
District: 4 Pet: 9  
Location: Suburban Propane  
13944 Old Hanover Road

Your construction plans do not conform with the requirements of the Fire Prevention and Life Safety Codes of Baltimore County. The items listed below must be corrected before your plans can be cleared by the Fire Prevention Plans Review Division. Comments from other County Departments must be resolved before the permit can be issued. Please address your reply to our comments, to the Fire Prevention Plans Review Division, Room 122, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

John Bryan, Jr. "05" Fire Prevention - 194-1985

1. A standard water supply shall be provided on-site for use by Fire Department, as required by NFPA Standard #58, Sections 4002 and 3912(a). Please contact this Office for requirements.
2. Air moving equipment shall be at least fifty (50) feet from the air intake of paint spray booth, as required by NFPA Standard #58, Section 4061(a). Paint spray booth shall be located in a separate two (2) hour fire resistive enclosure.
3. Charging room shall be provided with explosion relief venting of at least one (1) square foot for each fifty (50) cubic feet of enclosed volume of room, as required by NFPA Standard #58, Sections 7103 and 7210.
4. Charging room shall be separated from remainder of building by a standard firewall of a minimum one (1) hour fire resistive rating, and designed to withstand a static pressure of at least 100 pounds per square foot, as required by NFPA Standard #58, Section 7210. Doorways into room from storage area shall be equipped with listed 45 minute "B" labeled self-closing fire doors.
5. Ventilation shall be provided utilizing air inlets and outlets, as required by NFPA Standard #58, Section 7103. If mechanical ventilation is used, air circulation shall be at the rate of one (1) cubic foot per minute per square foot of floor area. Outlets shall discharge at least five (5) feet away from any opening into the structure or any other structure. If natural ventilation is used, outlet and inlet openings shall be provided, each having a total free area of at least one (1) square inch for each square foot of floor area. The bottom of such openings shall not be more than six (6) inches above the floor.

CC: Permit Folder - Bldg. Plans Review  
Fire Plans Review - File cc: R. Russell P. Rupp

-2-

RE: Permit #: 22160  
Control #: C-1386-79  
District: 4 Pet: 9  
Location: Suburban Propane

John Bryan, Jr. "05"

6. Heating source shall be remotely located, as required by NFPA Standard #58, Section 7120. Revised plans showing location and arrangement of boiler will be required.
7. The maximum quantity of LP Gas which may be stored in special buildings or rooms shall be 10,000 pounds, as required by NFPA Standard #58, Section 5220. Entire area shall be classified for purposes of ignition source control in accordance with Section 37. Signs prohibiting public access shall be conspicuously posted.
8. Full and empty propane containers in building shall not be located near exits, or in areas normally used, or intended to be used for the assembly of people, as required by NFPA Standard #58, Section 3101.
9. Transfer pump shall be arranged in accordance with NFPA Standard #58, Section 4052.
10. A remote main shut off valve shall be provided for supply line to filling manifold.
11. Railroad tank car transfer shall conform with requirements set forth in NFPA Standard #58, Section 401.
12. Outside 30,000 gallon storage tanks shall be at least fifty (50) feet from building, as required by NFPA Standard #58, Section 3111 and Table 3-1.
13. Provide a standard manual or automatic fire alarm system arranged to initiate an evacuation alarm signal and sound at a conspicuously marked location, as required by NFPA Standard 101 Life Safety Code, 1976 edition, Section 24-3.2.2.
14. Exits shall be remote from one another as required by NFPA 101, Section 5-5.1.2. An additional stair shall be provided at the N.W. corner of warehouse.

-3-

RE: Permit #: 22160  
Control #: C-1386-79  
District: 4 Pet: 9  
Location: Suburban Propane

John Bryan, Jr. "05"

15. Provide complete automatic sprinkler protection for warehouse, as required by Article 14, Section 14.4 of the State Fire Prevention Code, 1976 edition. Or, limit storage areas to less than 7,000 square feet by a three (3) hour parapeted firewall.
16. Post sufficient "NO SMOKING" signs throughout, as required by Article 28, Section 28.3 of the State Fire Prevention Code.
17. Adequacy of emergency lighting, exit signage and fire extinguisher placement shall be determined during fire department field inspection.

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
John D. Seyffert, Director  
Office of Planning and Zoning

FROM: Office of Planning and Zoning

SUBJECT: Petition No. 81-22-ASPH

Date: July 2, 1980

Petition For Variances and Special Hearing  
Northwest side of Old Hanover Road, 350 feet  
Northeast of Hanover Road  
Petitioner- Suburban Propane Gas Corporation

Fourth District

HEARING: Thursday, July 17, 1980 (10:45 A.M.)

There are no comprehensive planning factors requiring comments on this petition. If granted, it is requested that some details of landscaping, submitted to and approved by the Division of Current Planning and Development, be required.

John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:vg

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari  
Zoning Advisory Committee  
Sharon M. Caplan  
Economic Development Commission

FROM: Economic Development Commission

Date: May 20, 1980

SUBJECT: Item No. 222 - Property Owners: Suburban Propane Gas Corporation  
Location: NW/4 Old Hanover Road, 1350' NE Hanover Road  
Existing Zoning: M.L.  
Proposed Zoning: Variance to permit a front setback of 50' for the proposed office, 60' for the proposed garage and 12' for the proposed water storage tank all in lieu of the required 75'; to permit a side setback of 10' in lieu of the required 50' for the proposed water tank. Special Hearing for an interpretation as to whether an operating tank truck loading riser (loading area for gas), proposed gas storage tanks and charging room, and a proposed garage for routine maintenance of company owned vehicles should be allowed to be rebuilt or relocated within 100' of any residential zone boundary surrounding the property.

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the zoning officer to evaluate the above request in the best interest of industrial expansion.

Sharon M. Caplan  
SHARON M. CAPLAN

SMC:jct

## Office of COLUMBIA Publishing Corp.

19

Baltimore County, will hold a public hearing, containing 3.99 acres more or less.  
Being the property of Suburban Propane Gas Corporation, as shown on plat plan filed with the Zoning Department.  
Hearing Date: Thursday, July 17, 1980 at 10:45 A.M.

THIS IS TO CERTIFY, that the annexed advertisement of  
PETITION FOR VARIANCES AND SPECIAL HEARING 4TH  
DISTRICT NORTHWEST SIDE OF OLD HANOVER ROAD  
350 FEET NORTHEAST OF HANOVER ROAD  
was inserted in the following:

☒ Catonsville Times  
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for ONE successive weeks before the 27th day of JUNE 1980, that is to say, the same was inserted in the issues of

6/26/80

COLUMBIA PUBLISHING CORP.

By Nancy Kewer

## PETITION FOR VARIANCES AND SPECIAL HEARING

4th District

ZONING: Petition for Variances and Special Hearing

LOCATION: Northwest side of Old Hanover Road, 350 feet Northeast of Hanover Road

DATE & TIME: Thursday, July 17, 1980 at 10:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit front yard setbacks of 50 feet for the proposed office and 60 feet for the proposed garage, and 12 feet for the proposed water storage tank, all in lieu of the required 75 feet and to permit side yard setback of 10 feet in lieu of the required 50 feet for the proposed water tank and Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an interpretation as to whether an operating tank truck loading riser (loading area for gas), proposed gas storage tanks and charging room, and a proposed garage for routine maintenance of company-owned vehicles should be allowed to be rebuilt or relocated within 100 feet of any residential zone boundary surrounding this property

The Zoning Regulations to be excepted as follows:

Section 255.2 (243.1 & 243.2) - Area Regulations, front yard setback and side yard setbacks

All that parcel of land in the Fourth District of Baltimore County

Being the property of Suburban Propane Gas Corporation, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, July 17, 1980 at 10:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HANCOCK  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN  
THE

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF







**PETITION FOR VARIANCES  
AND SPECIAL HEARING  
4th DISTRICT**

**ZONING:** Petition for Variance  
**Special Hearing**  
**LOCATION:** Northwest side of Old  
Hanover Road, 350 feet Northeast  
of the 4th Ave.  
**DATE & TIME:** Thursday, July 17,  
1980 at 10:45 A.M.  
**PUBLIC HEARING:** Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit front yard setbacks of 50 feet for the proposed office and 60 feet for the proposed garage, and 12 feet for the proposed water storage tank, all in lieu of the required 75 feet and to permit side yard setback of 10 feet in lieu of the required 50 feet for the proposed water tank and Special Hearing under Section 60.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an interpretation as to whether an operating tank truck loading pier (Loading area for gas), proposed gas storage tank and charging room, and a proposed garage for routine maintenance of company-owned vehicles should be allowed to be rebuilt or relocated within 100 feet of any residential zone boundary surrounding this property.

The Zoning Regulation to be excepted as follows:  
Section 255.2 (243.1 & 243.2) - Area Regulations, front yard setback and side yard setback.  
All that parcel of land in the Fourth District of Baltimore County beginning for the same at a point in or near the center line of the present roadbed of Old Hanover Road at the end of the South 45 degrees, 20 minutes East, 400 foot line in a Deed from Phillips Petroleum Company, Inc. to Suburban Propane Gas Corp., dated December 22, 1946, recorded among the Land Records of Baltimore County in Liber S-7-5, No. 1458 Folio 287 etc., said beginning point also being 1350 feet from the center of the present roadbed of Route 30 (Hanover Road);  
Thence continuing North 45 degrees, 50 minutes 55 seconds West, a distance of 400.00 feet to the center of the track of the Baltimore and Hanover division of the Western Maryland Railway;

Thence along the center of said track North 27 degrees, 22 minutes East, a distance of 47.50 feet;  
Thence South 56 degrees, 20 minutes East, a distance of 39.55 feet to the center of said Old Hanover Road;  
Thence South 45 degrees, 39 minutes, 30 seconds West, a distance of 150.30 feet;  
Thence South 45 degrees, 07 minutes, 40 seconds West, a distance of 338.30 feet to the place of beginning, containing 3.59 acres more or less. Being the property of Suburban Propane Gas Corporation, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 17, 1980 at 10:45 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
By Order of  
**WILLIAM E. HAMMOND,**  
Zoning Commissioner  
of Baltimore County  
June 26

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., June 26, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~XXXXXX~~ <sup>XXXXXX</sup> of one time ~~XXXXXX~~ <sup>XXXXXX</sup> before the 17th day of July, 1980, the 19th publication appearing on the 26th day of June 1980.

THE JEFFERSONIAN  
*W. E. Hammond*  
Manager.

Cost of Advertisement, \$-----

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 6 day of May, 1980

Filing Fee \$ 25 Received: ☒ Check ☐ Cash ☐ Other

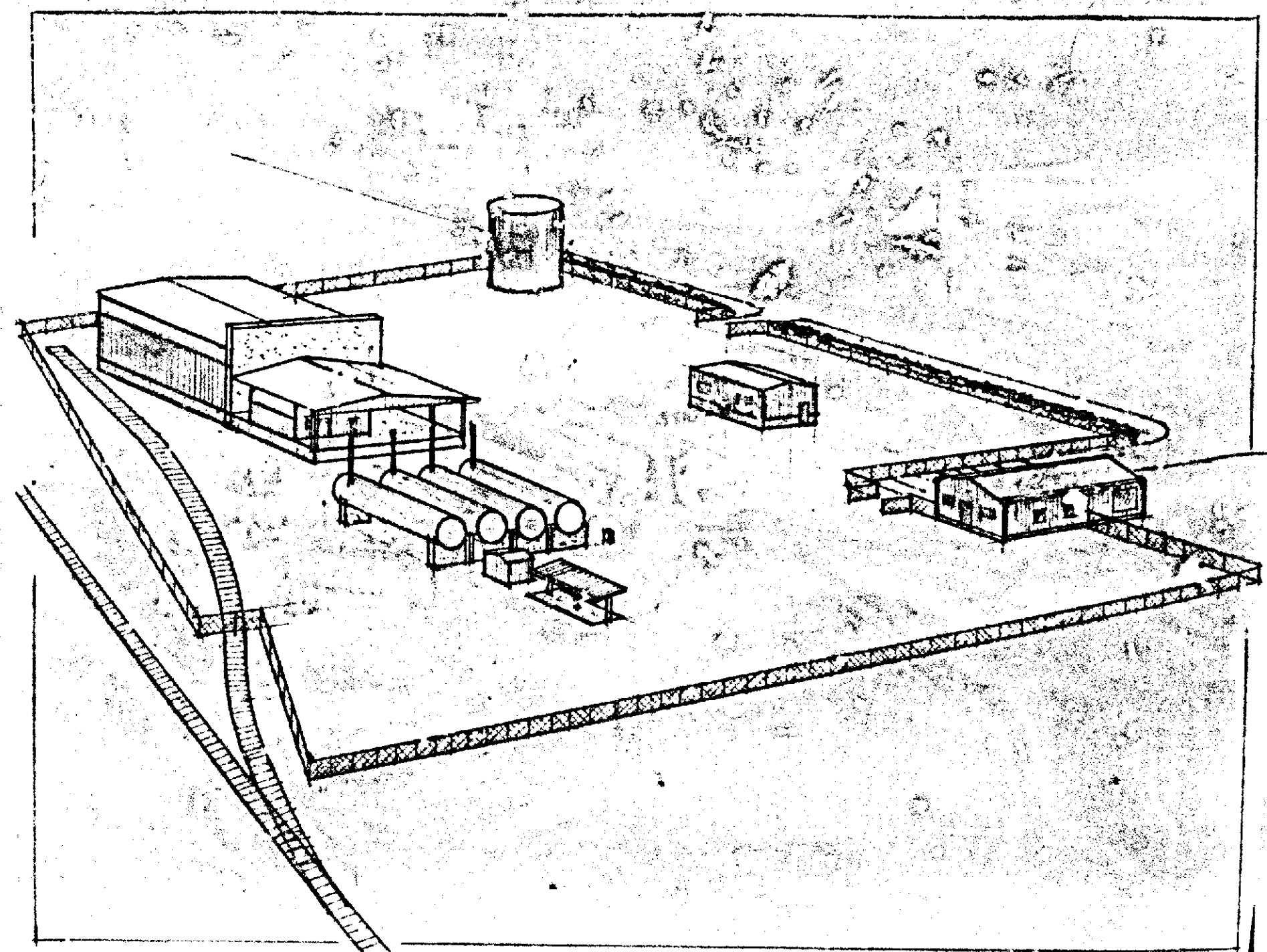
#222

*William E. Hammond*  
William E. Hammond, Zoning Commissioner

Petitioner *Robert J. Ryan* Submitter by *Ryan*

Petitioner's Attorney *Ryan* Reviewed by *W.E.H.*

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



**BALTIMORE COUNTY, MARYLAND  
OFFICE OF REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT**

No. 088884

DATE June 18, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: Robert J. Ryan, Petitioner

FOR: Filing Fee for Case No. 81-22-A CMI

25.00

VALIDATION OR SIGNATURE OF CASHIER

